

# **WARREN ZONING BOARD**

## **MINUTES**

**JUNE 15, 2011**

The regular scheduled meeting of the Warren Zoning Board began at 7:00PM. Present B. Ferrazzano, chairman, M. Gerhardt, vice-chair, S. Calenda, M. Smiley, P. Attemann, A. Ellis, A. Harrington.

### **1. PUBLIC HEARINGS:**

**APPLICATION NO: 11-16 – Advance Auto Parts Site Enhance Ser  
Dimensional Variance – Section 32-115(B) & (C)(5)**

Let the record show that chairman, Ferrazzano recused himself on this matter as this property is family owned.

Owner/applicant requests relief from Section 32-115(B) & (C)(5) of the Warren Zoning Ordinance to install (2) two 100 sq. ft. internally illuminated wall mounted signs and (1) one 76.25 sq. ft. freestanding at 25 feet OAH along Metacom Ave.

A motion was made by A. Harrington, seconded by M. Smiley to grant approval of the application with the following conditions: Motion passed

**5 to 0**

- 1. pylon proposed acceptable**
- 2. removal of southern sign**
- 3. smaller version of western sign from 32' in length to 27' with 5" of red beyond lettering**
- 4. lights on outside of building off when store not in use.**

**APPLICATION NO: 11-18 – Luis M. Junco**

**Dimensional Variance – 32-115b)**

**Applicant proposes to install 27.27 sq. ft. of signage where 15 sq. ft. is permitted.**

**Let the record show that M. Gerhardt recused himself on this matter.**

**A motion was made by A. Ellis, seconded by A. Harrington to grant approval of the application with the following conditions: Motion passed**

**6 to 0.**

- 1. Removal store front signs away from windows and have entrance display.**
- 2. Signs on bldg. facing Child street can remain**

**APPLICATION NO: 11-19 – AJA All the Way LLC**

**Special Use Permit – 32-51**

**Applicant requests to modify an existing Special Use Permit to allow**

**for outdoor seating.**

**A motion was made by P. Attemann, seconded by S. Calenda to  
continue  
this application to the July 20th meeting.**

**APPLICATION NO: 11-20 – Erin E. Meyer  
Special Use Permit – Section 32-49**

**Applicant requests to use a portion of existing building for an animal  
shelter(doggie day care) and/or private education/institution for  
animals.**

**A motion was made by S. Calenda, seconded by A. Harrington to  
continue  
this application to the July 20th meeting.**

**APPLICATION NO: 11-28 – Melissa Costa  
Special Use Permit – Section 32-166**

**Applicant proposes to use existing building as a specialty service  
business.**

**A motion was made by A. Harrington, seconded by M. Gerhardt to  
grant approval the application. All in favor**

**APPLICATION NO: 11-29 – Jesse Sgro**

**Special Use Permit – Section 32-55**

**Applicant proposes to use one unit of existing building for wholesale distribution of wine & beer.**

**A motion was made by M. Gerhardt, seconded by S. Calenda to grant approval of the application. All in favor**

**APPLICATION NO: 11-30 – R.I. Brands, Inc.**

**Special Use Permit – Section 32-55.**

**Applicant proposes to use one unit of existing building for wholesale distribution of sport apparel & accessories.**

**A motion was made by M. Gerhardt, seconded by S. Calenda to grant approval of the application. All in favor**

**APPLICATION NO: 11-31 – American Towing & Storage LLC**

**Special Use Permit – Section 32-166**

**Applicant requests to modify a previously granted Special Use Permit to allow for a towing service to operate in conjunction with the existing business.**

**Let the record show that S. Calenda recused himself on this matter.**

**A motion was made by P. Attemann, seconded by M. Smiley to grant approval of this application with one condition: Motion passed 6 to 0  
1, Fenced in area (Lot 7) to be used for all towed  
vehicles.**

**APPLICATION NO: 11-32 – Kenneth Palumbo  
Dimensional Variance - Section 32-89**

**Applicant proposes to install an Onsite Wastewater Treatment  
System  
(OWTS) that will be located within the 150' required setback.**

**A motion was made by M. Gerhardt, seconded by S. Calenda to grant approval of the application. All in favor**

**MINUTES: - May 18, 2010**

**A motion was made by S. Calenda, seconded by P. Attemann to  
approve  
the May 18th minutes as amended. All in favor**

**A further motion was made by S. Calenda, seconded by P.  
Attemann to adjourn  
the regular meeting at 9:20PM.**

**A motion was made by S. Calenda, seconded by P. Attemann to open**

**The BUILDING BOARD OF APPEALS portion of the meeting at 9:21PM**

**APPLICATION NO: - 10-42**

**APPLICANT: - Wendy Brennan**

**420 Seaview Ave**

**Plat 16, Lots 270,271 & 285**

**A motion was made by M. Gerhardt, seconded by S. Calenda to continue this**

**application to the July 20th meeting. All in favor**

**A motion was made by S. Calenda, seconded by P. Attemann to adjourn the meeting at 9:23PM.**

**Respectfully submitted**

**Patricia Ann Costa**

**Secretary**